



Havant
BOROUGH COUNCIL

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To:
C Flint
Chris Flint Ass Ltd
2 Emerald Close
Waterlooville
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For: Mr Ware

**The Town and Country Planning (Development Management Procedure) (England)
Order 2015
Refusal of Planning Permission**

Application Number: APP/18/00822

Site Address: Land rear of 8 Highfield Parade, Waterlooville, PO7 7QH

Proposal: Construction of new dwelling on land to rear of 8 Highfield Parade fronting Meadway with associated refuse and cycle storage, landscaping and parking with provision of new refuse store for commercial use. (Resubmission)

Further to your application received on 14 August 2018, which was valid from 24 August 2018 Havant Borough Council, as Local Planning Authority, **Refuses Planning Permission** for the above proposal.

The reason(s) for the Council's decision to refuse planning permission is/are:

- 1 The size and shape of the plot would not allow for development of a standard compatible with the existing surrounding development and the proposed development would amount to an over-development of the site. The forward siting of the proposed dwelling would be at variance with the more spacious setting and character of the area and would result in an incongruous and contrived development, detrimental to the visual amenities of the street scene. The proposal is therefore contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2018.
- 2 By virtue of the site being adjacent a commercial rear service yard, the proposed development would not provide satisfactory living conditions for future occupants. The close proximity of the proposed dwelling to the service yard would result in a poor outlook and noise and disturbance that would have an adverse effect on the amenities of future occupiers contrary to policy DM18 of the Havant Borough Local Plan (Allocations) 2014 and the National Planning Policy Framework 2018.
- 3 Development of the site in the manner proposed would not provide adequate provision of car parking in accordance with the Local Planning Authority's adopted standards and would therefore encourage the parking of vehicles on the public highway, leading to indiscriminate parking, detrimental to highway amenity. The proposal is therefore contrary to policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011, the adopted Parking SPD 2016 and the National Planning Policy Framework 2018.

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- 4 Without the appropriate financial mitigation, the development would be likely to have a significant effect on the Chichester and Langstone Harbours Special Protection Area and so is contrary to Policy DM24 of the Havant Borough Local Plan (Allocations Plan) and the Conservation of Habitats and Species Regulations 2017.
- 5 The proposed design and layout including flat roofed replacement commercial refuse store and rear garden access, would provide opportunity for crime. The proposed scheme does not satisfactorily design out opportunities for crime and would leave residents vulnerable to antisocial behaviour. The proposal is therefore contrary to clause 2.a) of policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2018.

In coming to its decision the Council considered plans and other documents submitted with regard to your application and the relevant policies of the Havant Borough Local Plan and other planning policy documents including the National Planning Policy Framework 2012.

Other Important Information:

- (1) This notice only relates to the decision of Havant Borough Council as Local Planning Authority under the Town and Country Planning Acts. It does not relate to any other application that may be required under the Building Regulations or under any other Act, Regulation, Byelaw or Order where the Council's approval may be needed. For further guidance as to the need for consent under the Building Regulations please phone 023 9244 6571.
- (2) Your attention is drawn to the attached information regarding firstly your right to appeal to the Planning Inspectorate, if you are aggrieved by the Council's decision, and secondly the rights of an owner to, in certain circumstances serve a purchase notice on the Council. See www.planningportal.gov.uk/pcs
- (3) The applicant is advised that if this application had been acceptable in all other respects, the scheme would be liable to the Community Infrastructure Levy Schedule which became a material planning consideration on 1st August 2013. Therefore, if this decision is appealed and subsequently granted planning permission at appeal, this scheme will be liable to pay the Council's CIL upon commencement of development.
- (4) In accordance with paragraphs 38-50 of the NPPF Havant Borough Council (HBC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by:
 - Offering a pre-application advice service, and
 - Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and,

In this instance:

- Your application was unacceptable as submitted and no further assistance was required.

Simon Jenkins

Simon Jenkins

Head of Planning (East Hampshire and Havant)

24 October 2018